



February 29, 2012

The Draft Phased Environmental Impact Statement for the East Monroe Amendment to the City of Monroe Comprehensive Plan and Concomitant Rezone has been issued by the City of Monroe and is available for public review.

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 50 acres of land located north of US 2 near the eastern city limits of the City of Monroe.

This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to supplement or amend this phased environmental impact statement when more specific development actions are proposed.

Key environmental issues facing the Monroe City Council include impacts to critical areas such as wetlands, streams, and steep slopes; traffic impacts to US 2; and the character of land use at the eastern entrance to the City of Monroe.

Written comments on the DPEIS may be sent to Joan Cook, 806 W Main St, Monroe, WA 98272, or by email. Comments will be accepted through Friday, March 30, 2012.

A public hearing regarding the DPEIS will held before the City of Monroe Planning Commission on Monday, March 12, 2012 beginning at about 7:00 PM. The hearing will be held in the Council Chambers at 806 W. Main Street, Monroe.



DRAFT

PHASED

ENVIRONMENTAL IMPACT STATEMENT

for the

EAST MONROE AMENDMENT

TO THE CITY OF MONROE COMPREHENSIVE PLAN

and

CONCOMITANT REZONE

Prepared by the
City of Monroe
Public Works Department
Planning & Permitting Division
Brad Feilberg
Director

February 2012

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FACT SHEET

Proposed Action

East Monroe Comprehensive Plan Amendment CPA 2011-01 and concomitant rezone.

An amendment to the City of Monroe Comprehensive Plan to change the land use designation and zoning classification of approximately 50 acres of land on the northside of US 2 at the east city limit of Monroe (Figure 1).

The proposed action involves six parcels totaling approximately 68 acres located at the east end of Monroe on the north side of US 2.

The Snohomish County Assessor's Office Parcel Numbers are:

270706-001-025-00, 270705-002-061-00, 270705-002-062-00, 270705-002-063-00, 270705-002-064-00, and 270705-002-033-00.

The portions of these parcels within the shoreline boundary are not subject to this proposed action and will remain designated as Limited Open Space.

The principal alternatives include:

No Action Alternative

The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. The land use designation and zoning classification of the project area are currently Limited Open Space.

Reduced Scope Alternative

The Reduced Scope Alternative assumes a change in the comprehensive land use designation and zoning classification to General Commercial for those portions of the project area that are not currently located in a native growth protection area, wetland, stream, or critical area buffer. This would affect approximately 25 acres of the six parcels not within a mapped critical area or critical area buffer.

Action Sponsor

East Monroe Economic Development Group, LLC
18404 102 Ave. NE
Bothell, WA 98011

Lead Agency

City of Monroe
806 W Main Street
Monroe WA 98272

Responsible Official

Brad Feilberg
Public Works Director

For More Information, or Questions

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Monroe WA 98272
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Comments

By Mail:
East Monroe CPA
806 W. Main Street
Monroe, WA 98272

Online:
<http://www.ci.monroe.wa.us/forms.aspx?FID=97>

Approvals Required

Adoption of ordinance amending comprehensive plan land use designation

Adoption of ordinance rezoning property

Any future development projects and capital improvement projects must obtain all necessary permits from the appropriate jurisdictions associated with zoning, development, and construction, as well as being subject to additional environmental review.

Author

Brad Feilberg
Public Works Director

Date of Issue of Draft EIS

February 29, 2012

Date Comments Due

March 30, 2012

Public Hearing

Monday, March 12, 2012
7:00 PM
Monroe City Hall
806 W Main Street
Monroe, WA

Final Action

Final action is expected to take place on July 3, 2012.

Subsequent Environmental Review

The City expects that additional environmental review will be required at such time when specific proposals are made for development. No dates are known or committed at this time.

Location of Background Materials

All materials incorporated by reference in the EIS are available for review at the City of Monroe at 806 W Main Street in Monroe, WA.

Cost of Document

\$6.00

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SUMMARY

Proposed Action

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 50 acres of land located north of US 2 near the eastern city limits of the City of Monroe (Figure 1) from Limited Open Space to General Commercial.

This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed.

Alternatives Considered

No Action Alternative

The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. The land use designation and zoning classification of the project area are currently Limited Open Space.

Reduced Scope Alternative

The Reduced Scope Alternative assumes a change in the comprehensive land use designation and zoning classification to General Commercial for those portions of the project area that are not currently located in a native growth protection area, wetland, stream, or critical area buffer. This would affect approximately 25 acres of the six parcels not within a mapped critical area or critical area buffer (Figure 3).

Impacts & Mitigation Measures

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may have the following impacts:

- Removal of site vegetation
- Increased impervious ground cover
- Higher stormwater runoff rates
- Withdrawal of groundwater for domestic use
- Discharge of wastewater into the groundwater
- Changes to the hydrologic regime in wetlands
- Loss of habitat
- Increased noise received by adjacent properties
- Change in the character of the land use
- Increased traffic on US 2
- Increased need for public services

- Increased need for utilities

Mitigation measures anticipated to be taken as a result of future development include:

- Compliance with the City of Monroe Critical Area regulations
- Use of best management practices in design and construction of stormwater facilities
- Compliance with local, state, and federal regulations
- Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed.

Unavoidable Adverse Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may result in the following unavoidable adverse impacts:

- Increased impervious surface area
- Increased volume and peak flows of stormwater runoff
- Loss of animal habitat
- Nuisance noise during construction activities
- Changes in land use
- Increased traffic volumes on US 2
- Changes in the viewshed of adjacent properties
- Increased demand for public services and utilities

ALTERNATIVES, INCLUDING THE PROPOSED ACTION

Proposed Action

The proposed action is an amendment to the City of Monroe Comprehensive Plan to change the land use designation and a concomitant rezone changing the zoning classification of approximately 50 acres of land located north of US 2 near the eastern city limits of the City of Monroe (Figure 1).

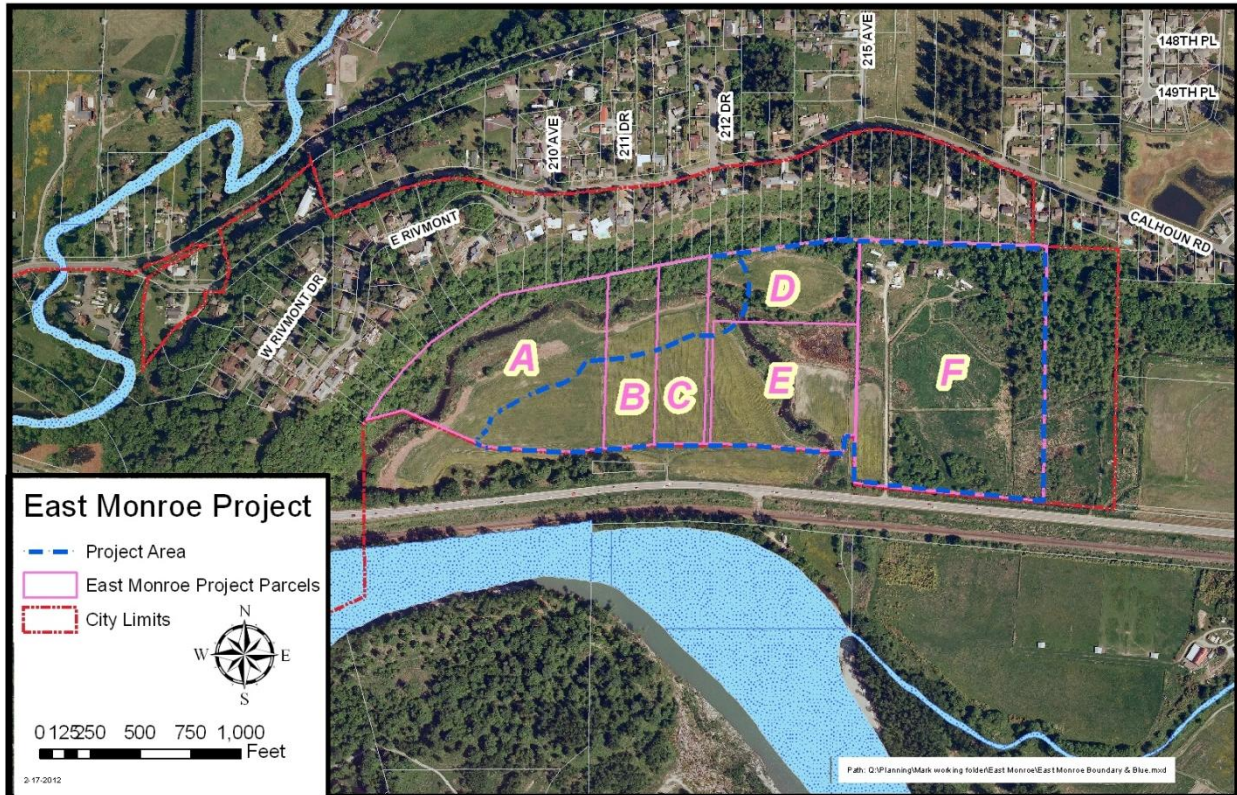


Figure 1 Docketed Extent of Proposed Action.

The property currently has a land use designation and corresponding zoning classification of Limited Open Space (LOS). The proponents desire a land use designation and zoning classification of General Commercial (GC).

The proposal consists of six parcels of land (Figure 2) ranging in size from approximately 5 acres to slightly more than 25 acres (Table 1). The total area of the six parcels is 68.11 acres according to the Snohomish County Auditor's Office online property database (Snohomish County, 2012). However, during the docketing process the Monroe City Council removed the portions of Lots A –E that fall within the shoreline jurisdiction boundary resulting in the project area of 50.36 acres (Figure 1).

Table 1 Project Area Parcels

	Assessor's Parcel Number	Approximate Size (Acres)		
		Gross	Preferred Alternative	Reduced Scope Alternative
Parcel A	27070600102500	15.73	4.17	4.17
Parcel B	27070500206100	5.01	2.61	2.61
Parcel C	27070500206200	5.20	2.87	2.87
Parcel D	27070500206300	6.85	5.38	2.67
Parcel E	270705002006400	10.02	9.90	2.84
Parcel F	27070500203300	25.30	25.30	7.94

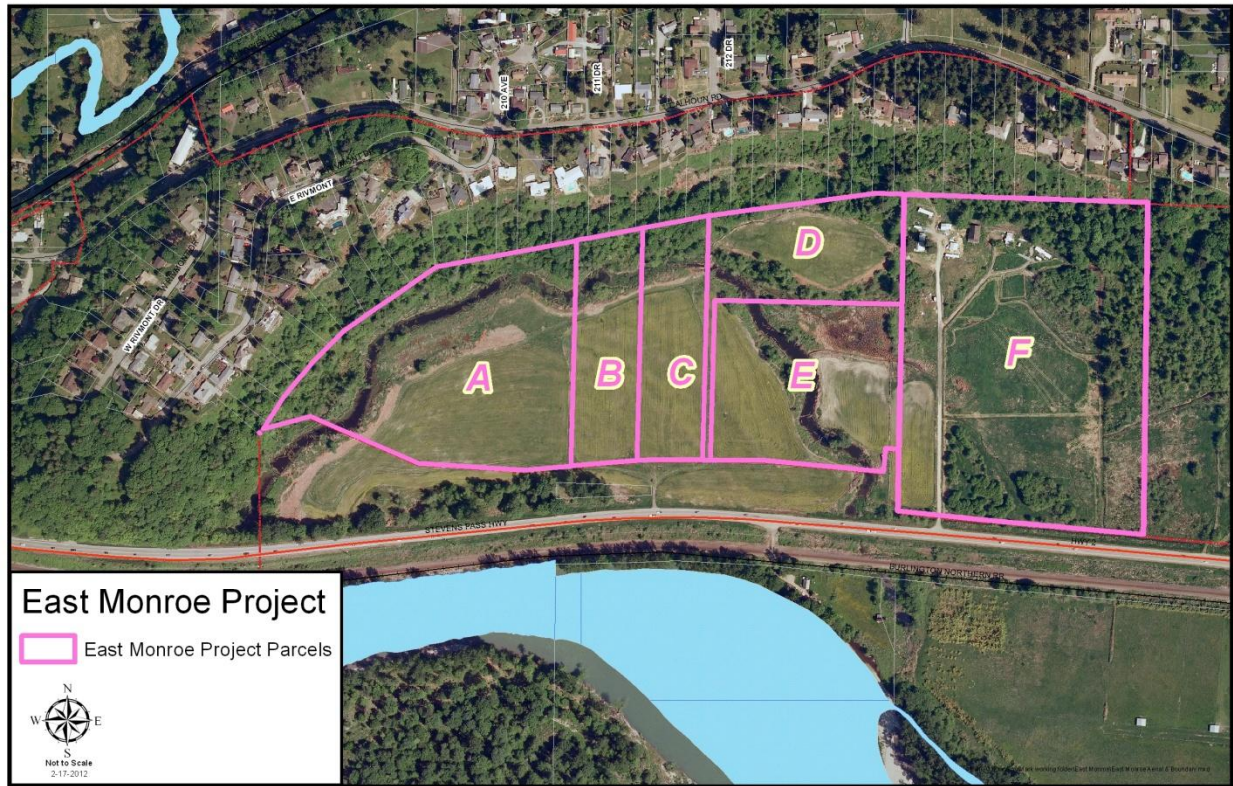


Figure 2 Original Extent of Proposed Action.

If the land use designation change and concomitant rezone are approved by the City of Monroe City Council, the allowed uses and development potential of the property will be changed to what is considered more intensive uses.

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. However, as this action is the first in an anticipated series of related actions this proposed action is being reviewed with a phased environmental impact statement. Future development within the project area will be required to

supplement or amend this environmental impact statement when more specific development actions are proposed.

Purpose of and Need for the Action

According to the project proponent, the purpose of the proposed action is to allow for the commercial development of the subject property in order to bring valuable economic development to the City of Monroe. The proponent states that the proposed action is necessary to bring the land use of the project area into conformity with the Growth Management Act provisions directing greater density and higher use of the properties located within urban growth areas.

Alternatives

No Action Alternative

The No Action Alternative assumes that the comprehensive plan land use designation contained in the 2005-2025 City of Monroe Comprehensive Plan and the current zoning classification would remain in effect. The land use designation and zoning classification of the project area are currently Limited Open Space.

Reduced Scope Alternative

The Reduced Scope Alternative assumes a change in the comprehensive land use designation and zoning classification to General Commercial for those portions of the project area that are not currently located in a native growth protection area, wetland, stream, or critical area buffer (Figure 3.) This would affect approximately 25 acres of the six parcels not within a mapped critical area or critical area buffer. Since the environmental impacts of this alternative are not materially different from the impacts of the proposed action, this alternative is not considered further.

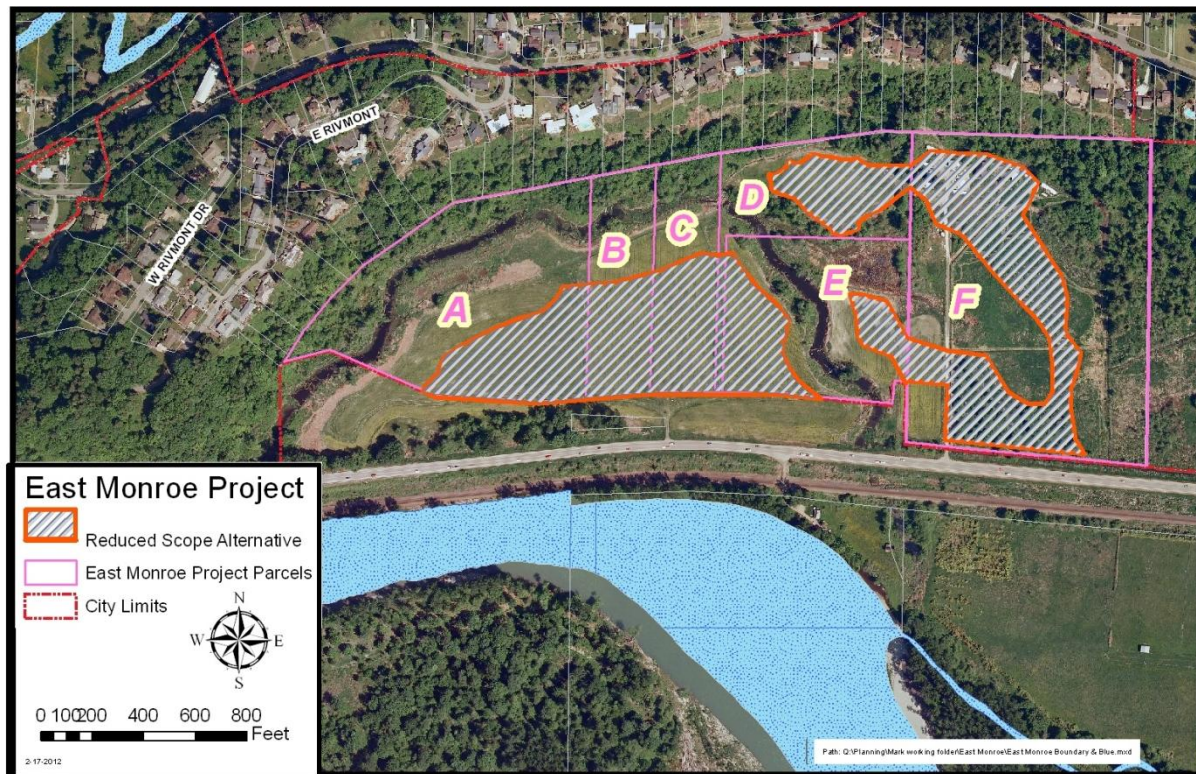


Figure 3 Reduced Scope Alternative.

AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES.

Earth

Affected Environment

Topography and Soil

The topography of the East Monroe Project area is generally flat, ranging in elevation from approximately 55 feet to approximately 80 feet. There is some variation in topography along stream banks that bisect the area and a steep (>40%) slope at the north edge of the project area. The steepest slope surveyed in the project area is 40.48% located at the north edge of Parcel C. The project area has three distinct topographies, the lower pasture, the slough corridor, and the upper terrace.

According to the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey (United States Department of Agriculture Natural Resources Conservation Service, 2012), the flatter portions of the project area consist of predominately Sultan silt loam with lesser amounts of Puyallup fine sandy loam, Puget silty clay loam, and Snohomish silt loam. The steep slopes within the project area are composed of Alderwood-Everett gravelly sandy loams (See Figure 4).

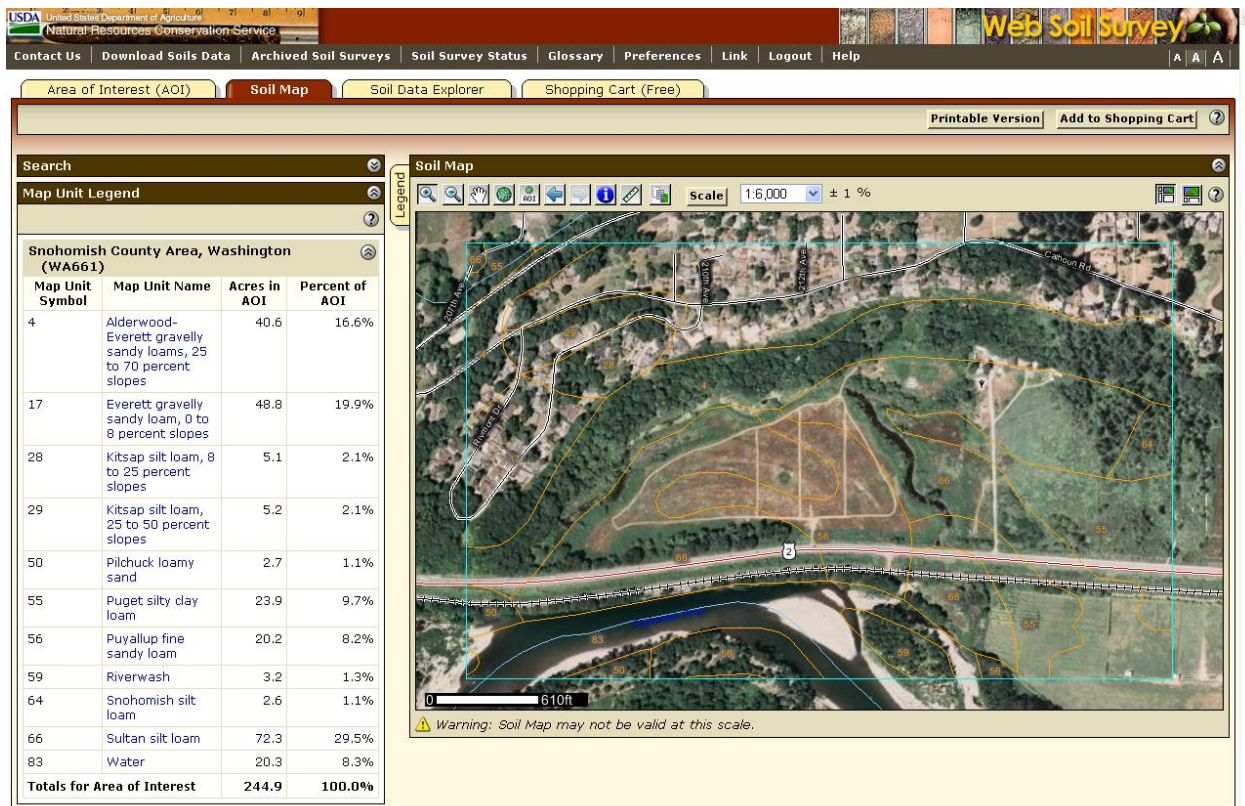


Figure 4 Area Soils.

These soils are considered “very limited” in suitability for septic tank absorption fields. This “indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.” However, an opinion letter from Whalen Designs dated May 14, 1999 (Whalen Designs, 1999) stated that it was likely that on-site sewage disposal systems would be feasible for the then planned church and four single family residences each containing four bedrooms.

As with most soils in the river valley setting in the Monroe area, these soils are susceptible to liquefaction. As shown on the Liquefaction Susceptibility Map of Snohomish County, Washington (Figure 5) the project area has a moderate to high susceptibility to liquefaction. Liquefaction occurs when a susceptible soil is subject to strong earthquake shaking and becomes like quick sand. (Palmer, Magsino, Bilderback, Poelstra, Folger, & Niggemann, Liquefaction Susceptibility Map of Snohomish County Washington, 2004)

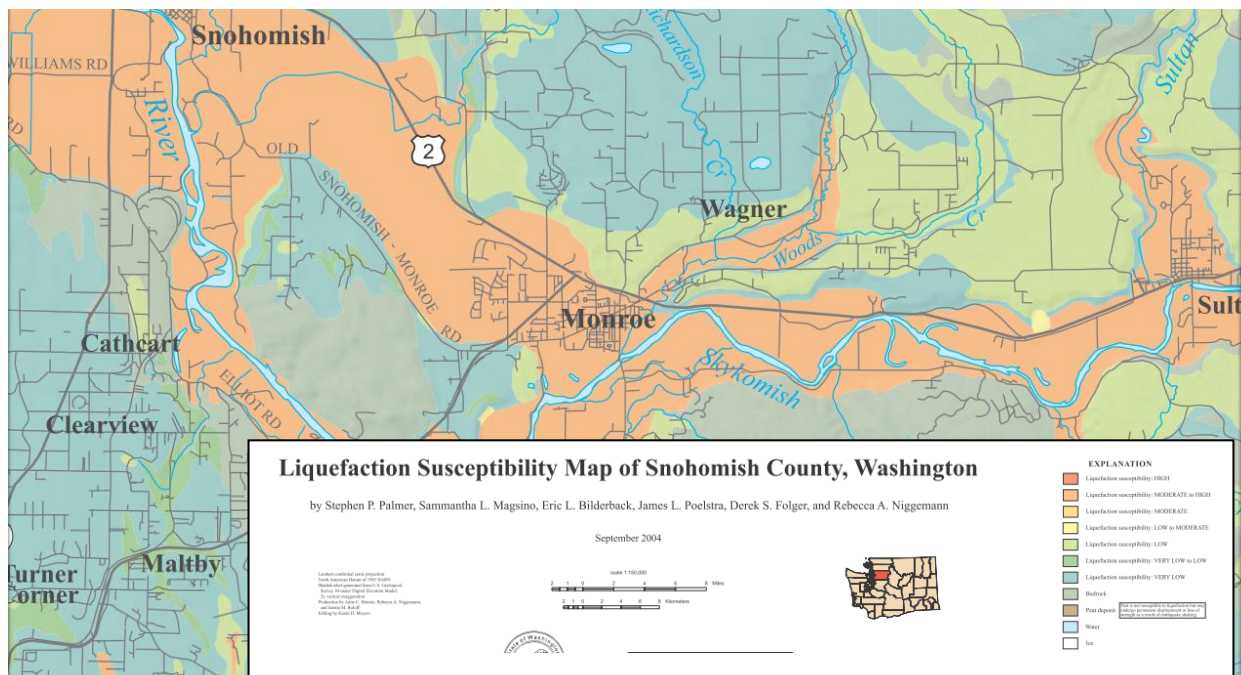


Figure 5 Liquefaction Susceptibility.

Similarly, the Washington State Department of Natural Resources (Palmer, Magsino, Bilderback, Poelstra, Folger, & Niggemann, Site Class Map of Snohomish County, Washington, 2004) has classified the project area as Site Class E meaning the soils are likely to cause a high amount of amplification of ground motion during an earthquake (Figure 6).

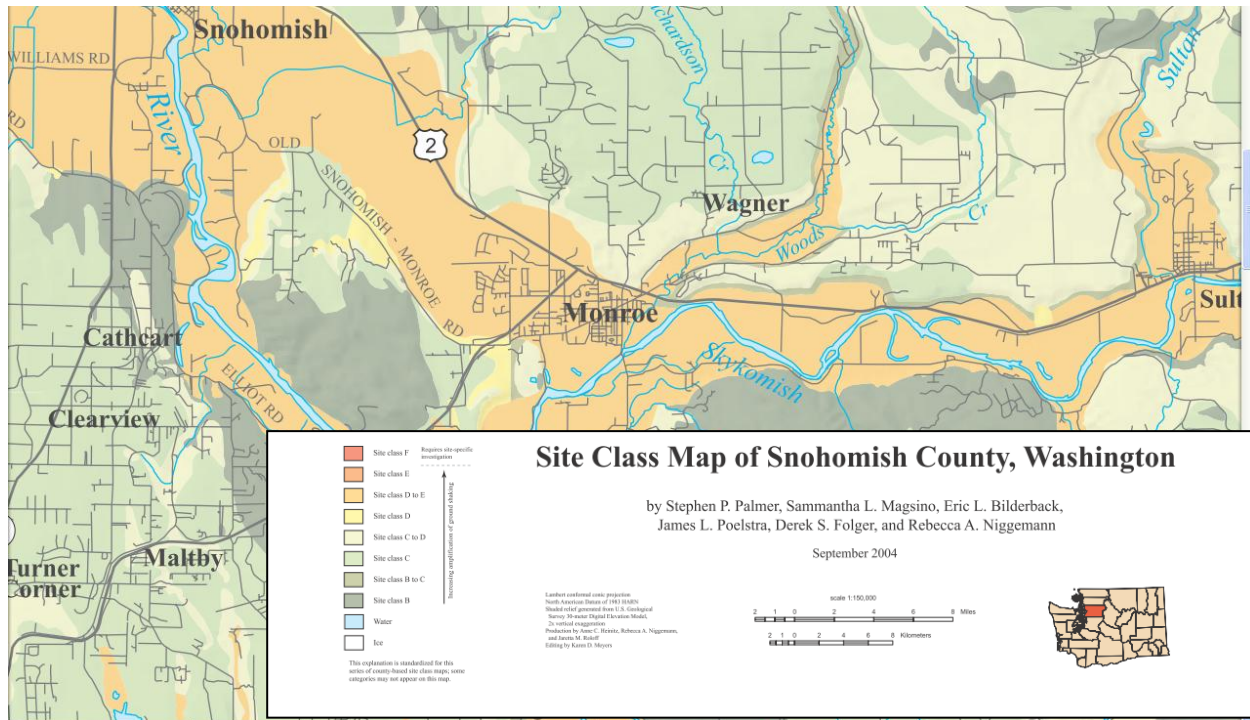


Figure 6 NEHRP Site Class.

Erosion and Landslide Hazard

Chapter 20.05 of the Monroe Municipal Code references the USDA Soil Conservation Service for determining if an erosion hazard area exists. The Soil Conservation Service which has been replaced by the United States Department of Agriculture Natural Resources Conservation Service maintains an online database of soil data (United States Department of Agriculture Natural Resources Conservation Service, 2012). One of the parameters mapped is “Erosion Hazard”. The generally level topography of the project area presents a low erosion hazard except for those areas of steep slope at the far north edge of the project area. The “Severe” erosion hazard areas are identified in orange in Figure 7.

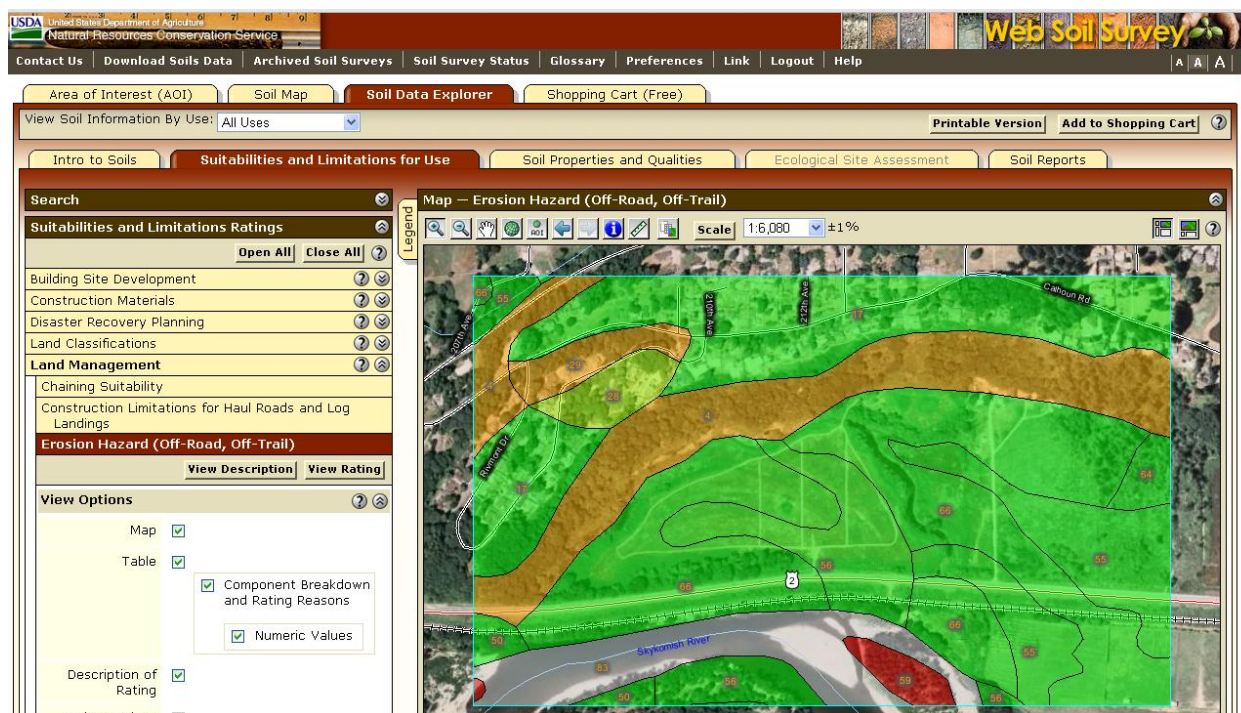


Figure 7 Erosion Hazard Areas.

Immediately north of the project area is a ridge that rises abruptly to an elevation of approximately 170 feet. In addition to a history of landslides occurring on the slope in the recent past, this ridge also meets the definition of a landslide hazard area contained in section 20.05.120(B)(2) of the Monroe Municipal Code, due to the hillside containing slopes greater than 15 percent, a relatively permeable sediment overlaying relatively impermeable sediment, and spring and groundwater seepage. The slope is also potentially unstable because of rapid stream incision or stream bank erosion associated with the slough located near the base of the slope.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may result in grading, disruption of vegetative cover, and increased impervious surfaces (such as roofs, roads, driveways, and parking areas). These activities can directly contribute to higher runoff rates and erosion hazards unless surface runoff is controlled. The increased runoff could increase stream flow adjacent to the northerly ridge.

Mitigating Measures

Per the Monroe Municipal Code Section 20.05.050 the City of Monroe shall not approve any development proposal including such things as building permits and grading permits without the submittal and approval of critical area studies including geologically hazardous areas. These studies include recommendations for appropriate building setbacks, grading restrictions, vegetation management, and erosion control in the vicinity of geological hazard areas and a complete discussion of the potential seismic activity on the site. Potential mitigation measures

include native growth protection easements or critical area tracts to control erosion and maintain slope stability.

All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

Development of the project area with or without approval of the proposed change of comprehensive plan land use designation and concomitant rezoning will result in clearing and grading which could result in some erosion and sedimentation. Future development will also increase the amount of impervious area.

Impacts of Alternatives

No Action Alternative: This alternative would have less impact on earth resources than the proposal, because of the lower allowable lot coverage (30% rather than 100%) and the resultant lesser amount impervious cover. However, a number of uses are allowed either outright or as a conditional use, such as a recent proposal for four single family houses and a place of worship (see land use section for further detail).

Water, Ground

Affected Environment

According to the Snohomish County Groundwater Management Plan (Golder Associates, Inc., 1999) the project area is within the Snohomish County Groundwater Management Area. Due to the high level of ground water (0 to 40 feet) the project area is considered to have a high aquifer sensitivity. The project area is not within a United States Department of Ecology designated sole source aquifer or in a wellhead protection area (Figure 8) (Snohomish County Planning and Development Services, 2007).

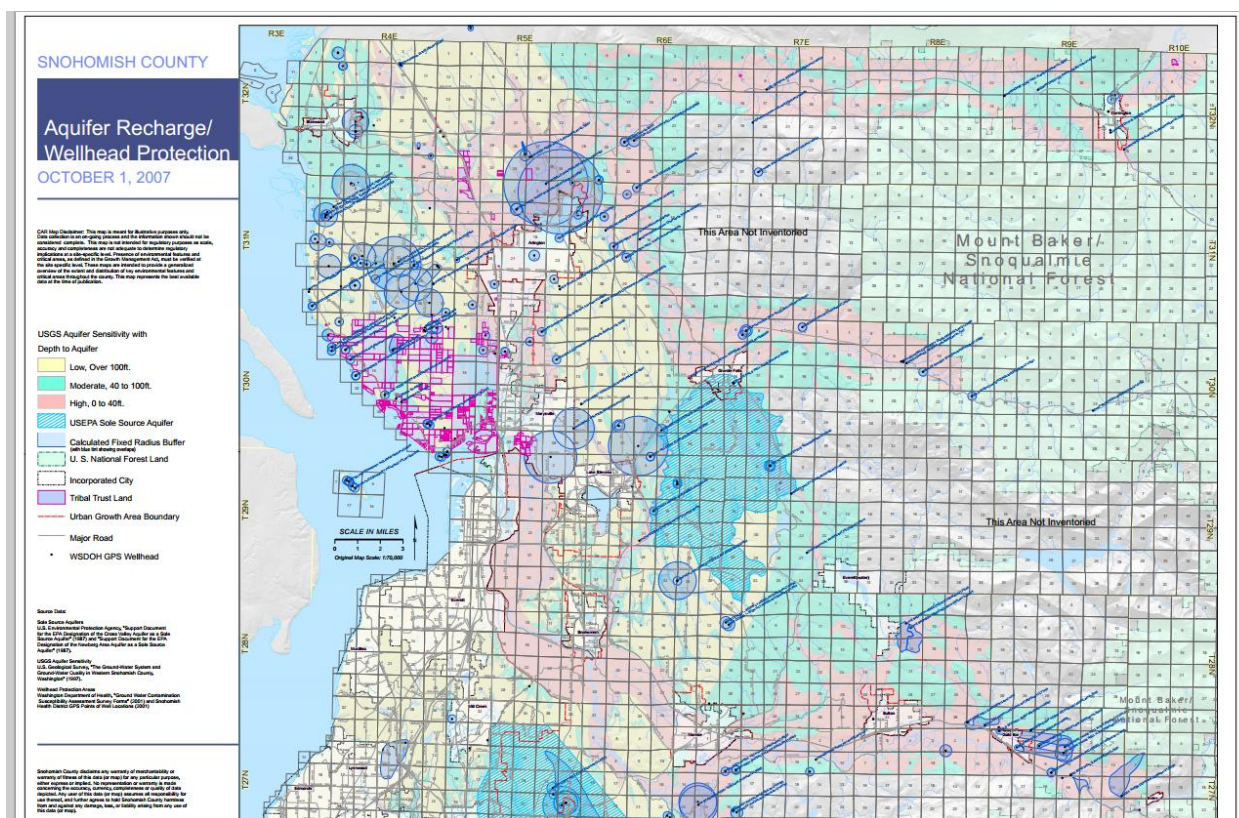


Figure 8 Aquifer Recharge/Wellhead Protection.

The Washington State Department of Ecology maintains an online database of well log information (Washington State Department of Ecology, 2012). This database does not contain any information regarding wells in the immediate vicinity of the project area. The only information available at this time is from seven soil logs completed in 1999 by Whalen Designs (Whalen Designs, 1999) for the purposes of investigating the suitability of the project area for on-site sewage disposal systems. These soils logs were 48-60 inches in depth and did not indicate any groundwater. Due to the proximity of the Skykomish River and the stream on the site it can be assumed that groundwater level is at an elevation of around 55 feet. This level most likely varies seasonally and with the amount of rainfall received.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may, depending on what is proposed, increase runoff and decrease groundwater recharged due to increased impervious areas. However, if stormwater infiltration systems are installed, groundwater infiltration may increase.

As there is currently no municipal water service to the project area, groundwater may be withdrawn to provide for domestic, irrigation, and fire protection uses.

Similarly, sanitary sewer service is not presently available in the project area. Future potential development may discharge on-site sewage disposal system effluent to the groundwater.

Mitigating Measures

Future development may install municipal water and sanitary sewer facilities to provide service to the project area. Provision of these services would reduce or eliminate the need for groundwater withdrawals or waste disposal to the groundwater. Development of wells is subject to regulation and approval by the Washington State Department of Ecology. On-site sewage disposal systems are regulated by and require approval from the Snohomish County Health District. Any onsite stormwater infiltration systems would be required to comply with the latest requirements, including Best Management Practices, of the Washington State Department of Ecology Stormwater Management Manual for Western Washington.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Impacts of future development leading from the proposed action should be able to be mitigated to avoid adverse impacts to groundwater.

Impacts of Alternatives

No Action: This alternative is anticipated to have less impact on groundwater resources than the proposal, because of the lower allowable lot coverage (30% rather than 100%) and the resultant lesser amount of impervious cover. However, currently allowed agricultural uses (which are not allowed under the proposed action) can have a greater impact on groundwater from animal waste and fertilizer and pesticide residues leaching into the groundwater.

Water, Surface

Affected Environment

Wetlands

Wetlands in the project area are typed in the *City of Monroe and Its Urban Growth Area Stream and Wetland Inventory Report* (The Watershed Company, 2005) and are shown in Figure 9. The eastern portion of Parcel F contains approximately 5.9 acres of a large Class II wetland that continues to the east of the project area. A small Class IV wetland was delineated on the northern portion of Parcel D and a large Class III wetland was mapped on portions of Parcels D-F.

The wetlands report (Wetland Resources, Inc., 1999) prepared as part of the Short Plat application that created Parcels B-E classified the wetlands as Types II and III rather than Types III and IV.

The wetlands within the project area on Parcels D and E are contained in Native Growth Protection Areas created as part of City of Monroe Short Plat SP199005. While Parcels A-C contain wetlands, they are outside of the project area.

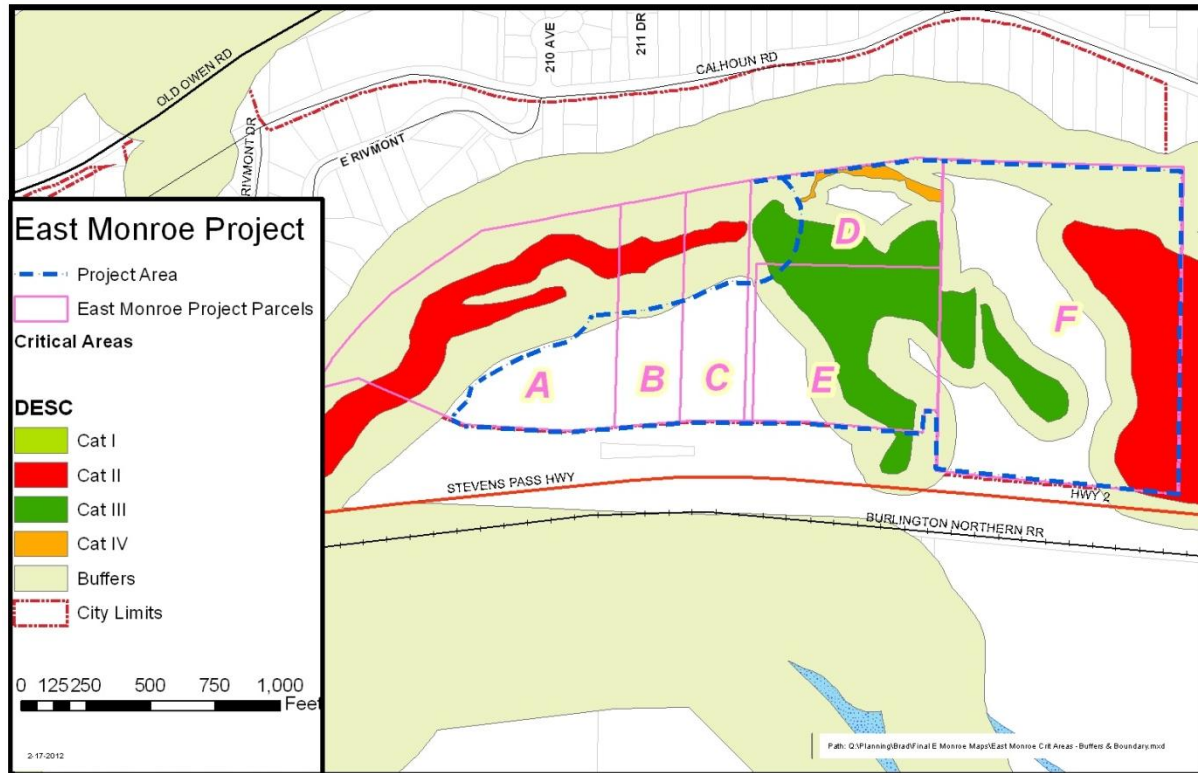


Figure 9 Wetland and Streams

Streams

The project area is located approximately 400 feet north of the north bank of the Skykomish River. A Class 2 water curves through the project site as shown in Figure 8. This stream is an oxbow slough formed from a previous channel of the Skykomish River and is connected to the Skykomish River for fish passage during high flow periods (Wetland Resources, Inc., 1999).

Floodplain

The project area is located in the Skykomish River drainage basin. The project area is shown on the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map effective September 1999 as “Shaded X” which is defined as “Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood” (National Flood Insurance Program, 1999).

The revised preliminary Flood Insurance Rate Map issued (but not adopted) January 12, 2007 shows the project area, except for the northern “plateau” area of Parcels E and F, as “Zone AE” with a base flood elevation of between 66 feet and 68 feet NAVD’88 (National Flood Insurance Program, 2007). The adoption of these new designations has been delayed due to concerns of whether non-certified levees can be used to remove floodplain areas from a special flood hazard area.

While the project area is not in a special flood hazard area per the National Flood Insurance Program, it does meet the City of Monroe definition of “Frequently Flooded Area”, to wit “those

lands that provide important flood storage, conveyance, and attenuation functions” (City of Monroe, 2012, p. 20.05.030).

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may increase sediment laden runoff entering wetlands that could reduce wetland functions such as nutrient removal and temporary storage of flood waters. In addition changes brought about by potential development to the infiltration of groundwater may impact wetlands either by diverting water from the wetlands or by adding additional water to the wetland. Either scenario can have an adverse impact on the hydrology and vegetation in the wetland.

Future development including grading and filling and placement of structures in the project area has the potential of displacing flood storage and increasing flood heights on other properties both upstream and downstream on the Skykomish River.

Mitigating Measures

Per the Monroe Municipal Code Section 20.05.050 the City of Monroe shall not approve any development proposal including such things as building permits and grading permits without the submittal and approval of critical area studies including wetlands, streams, and flood hazard areas. These studies include recommendations for appropriate building setbacks, grading restrictions, vegetation management, and other mitigation measures to avoid or lessen the development impacts. Potential mitigation measures include native growth protection easements or critical area tracts and compensatory storage.

Implementation of required temporary erosion and sedimentation control measures during clearing and grading activities to prevent sediment laden water from entering streams or wetlands.

Stormwater management system will be designed to comply with the current requirements of the Washington State Department of Ecology Stormwater Management Manual for Western Washington regarding detention and discharge of stormwater. This includes designing stormwater management systems to maintain hydrology of adjacent wetlands.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Future development has the potential to increase the volume of surface water runoff which will increase storm drainage flows as well as extend peak flows.

Impacts of Alternatives

No Action: This alternative would have less impact on surface water resources than the proposal, because of the lower allowable lot coverage (30% rather than 100%) and the resultant lesser amount of impervious cover. However, currently allowed agricultural uses can have a greater

impact on surface water resources due to runoff from animal waste and fertilizer and pesticide residue.

Animals

Affected Environment

The project area offers habitats for birds and small mammals such as rodents and rabbits,. Waterfowl occasionally utilize the wetlands areas during migration periods. In addition large mammals, such as deer, coyote, and fox frequent the area.

While the 1999 wetlands report (Wetland Resources, Inc., 1999) does not indicate the presence of fish it does indicate the potential for the oxbow slough to support fish including salmonids due to its connectivity with the Skykomish River. The distribution of Bull trout and Chinook salmon in the vicinity of the project is shown in Figure 10 (Snohomish County PDS, 2005) and Figure 11 (Snohomish County PDS, 2005).

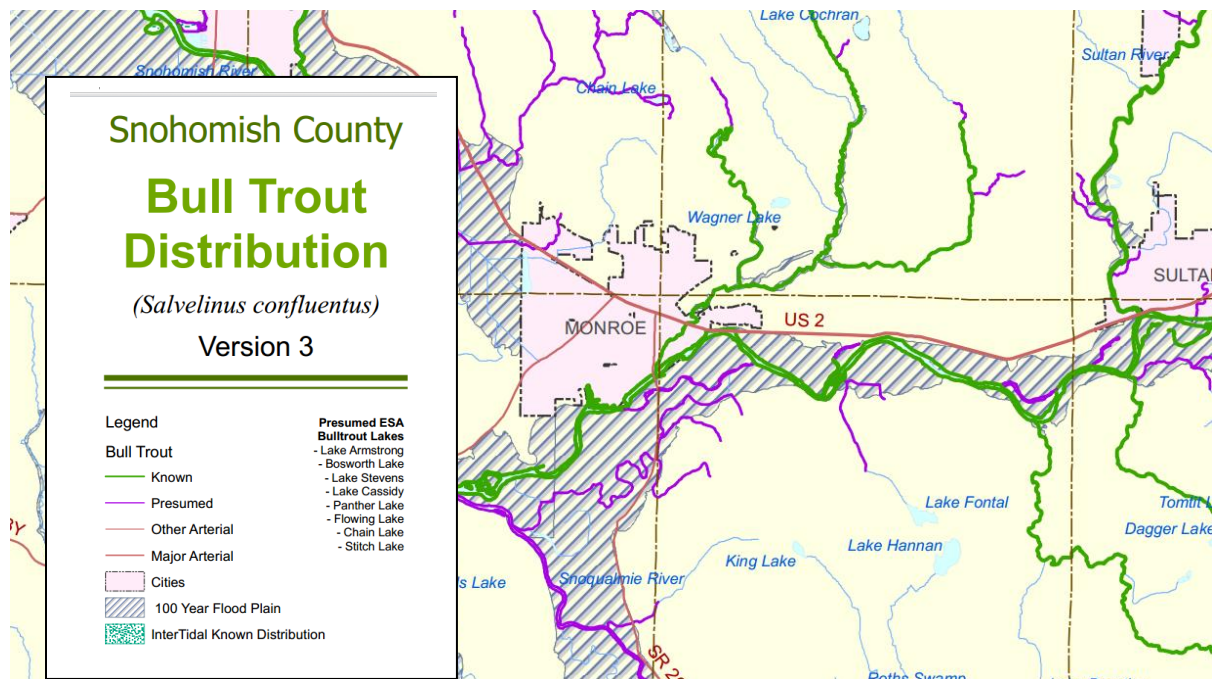


Figure 10 Bull Trout Distribution

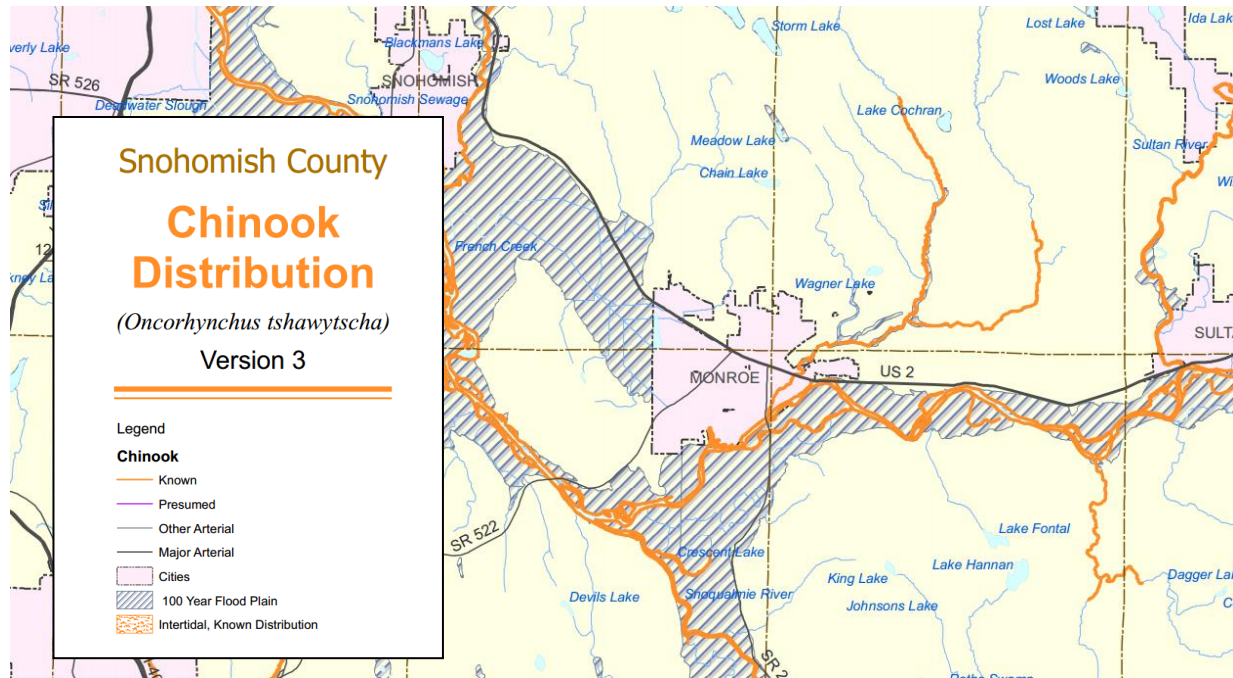


Figure 11 Chinook Distribution

While the maps seem to indicate that these species are not present in the project area, the hydrologic connectivity of the oxbow slough to the Skykomish River makes it possible for these species to be present.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may reduce the area of wetlands, and vegetative cover. Such loss would affect the overall numbers and variety of wildlife in the project area.

The direct result of future development will be the replacement of pasture, crop land and other vegetated areas with buildings, pavement, and landscaping. As habitat areas are reduced it becomes more likely that the remaining area would approach its carrying capacity. In addition, development could diminish the natural functions of wetlands and riparian areas, which could also affect overall numbers and varieties of wildlife in the project area.

Mitigating Measures

Per the Monroe Municipal Code Section 20.05.050 the City of Monroe shall not approve any development proposal including such things as building permits and grading permits without the submittal and approval of critical area studies including fish and wildlife habitat. These studies include recommendations for appropriate building setbacks, grading restrictions, vegetation management, and other mitigation measures to avoid or lessen the development impacts.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All

development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Wildlife habitat will be lost as a result of potential development in the project area. A reduction of habitat could result in decreased abundance or local extinction of species dependant on the habitat.

Impacts of Alternatives

No Action: This alternative may have less impact on animal resources than the proposal, because of the lower allowable lot coverage (30% rather than 100%) and the resultant lesser amount of impervious cover and less intense use. However, a number of uses currently allowed such as agriculture can disturb habitat by planting and harvesting and grazing.

Noise

Affected Environment

Land within the project area is currently used for agricultural and residential purposes. The area immediately adjacent to the project area to the north is residential with lot sizes ranging from 0.5 acres to 1.78 acres. The homes in this residential area are located approximately 100 to 120 feet above the project area and 200 to 300 feet horizontally from the north property line of the project area parcels. Located immediately south of the project area is the US 2 right-of-way and the Burlington Northern Santa Fe railroad tracks. The property to the south of the railroad tracks is agricultural land and the Skykomish River.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may generate additional noise during construction activities. Operational noise sources in the project area will depend on the type of development activity that takes place. Assuming some type of retail development occurs, noise sources will include unloading of shipments, building support machinery (heating, ventilation and air conditioning fans, and refrigeration compressors), and local traffic noise.

Mitigating Measures

Potential noise impacts will be mitigated by complying with Monroe Municipal Code Section 18.10.270 Performance Standards, particularly subsection E which establishes a maximum acceptable sound pressure level in residential districts and by complying with WAC 173-60 Maximum Environmental Noise Levels.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Potential future development activities will result in nuisance noise during construction activities and a slight increase in background noise during operation.

Impacts of Alternatives

No Action: This alternative may have less impact on surrounding properties in regards to noise than the proposal, because of the lower intensity of development allowed. However, a number of uses are allowed either outright or as a conditional use, such as agricultural uses that can generate more noise.

Land & Shoreline Use

Affected Environment

Parcels A-E of the project area have been used for agriculture in the past and appear to be unused at the present time. Parcel F contains five single family residences and is also used for agriculture. There are approximately two dozen cattle currently on this parcel.

The project area currently has a comprehensive land use designation of limited open space which is described as:

1. Limited-Open Space, One Dwelling Unit Per Five Acres. This designation shall provide for residential uses at a maximum density of one dwelling unit per five acres. This designation is appropriate for land that:

- a. Lacks the full range of public services and facilities necessary to support urban development;
- b. Is so severely impacted by critical areas, including frequently flooded areas, steep slopes, or wetlands, that its development potential is significantly diminished; or

In addition to meeting the criteria above, may also provide:

- a. Buffers between development or urban separators between transitional land uses on the urban growth boundaries of the city, and/or
- b. Provides for enhanced recreational facilities and linkages to existing trails or open space systems. (City of Monroe, 2008)

Similarly, the current zoning district classification is Limited Open Space which is defined in the Monroe Municipal Code as:

18.10.045 Purpose of the limited open space zoning district.

The purpose of the limited open space zoning district is to provide for low-density residential uses on lands that lack the full range of public services and facilities necessary to support urban development and that are severely impacted by critical areas. This zone also provides a buffer between urban areas and transitional land uses on the urban growth boundaries of the city, and/or may also provide for enhanced recreational facilities and linkages to existing trails or open space systems. (City of Monroe, 2012)

The project area as docketed by the City Council does not contain any areas within the shoreline jurisdiction.

Significant Impacts

The proposed action would change the land use designation of the project area to General Commercial which is described in the 2005 City of Monroe Comprehensive Plan as:

8. General Commercial (GC). This designation comprises more intensive retail and service uses than described under Service Commercial above. General Commercial uses typically require outdoor display and/or storage of merchandise, greater parking requirements, and tend to generate noise as a part of their operations. Such uses include but are not limited to shopping centers, grocery stores, auto, boat and recreational vehicle sales lots, tire and muffler shops, equipment rental, and mini-warehouses and vehicle storage. (City of Monroe, 2008)

At the same time the zoning district classification would also be changed to General Commercial, the purpose of which is described in the Monroe Municipal Code as:

18.10.030 Purpose of the commercial zoning districts.

The purposes of the commercial districts are to provide opportunities for the enhancement of existing commercial uses and for the location of new commercial development.

A. General commercial uses (GC) should be located on traffic corridors that have adequate capacities for traffic flow. Such location assures that uses do not generate traffic through residential areas. Uses located in this (GC) class should be designed into planned centers with safe and convenient access to minimize curb cuts and facilitate better parking and traffic flows. (City of Monroe, 2012)

The proposed change in comprehensive land use designation and concomitant rezone would alter the allowed uses and the bulk zoning requirements in the project area as shown in Tables 2 and 3. Generally, the proposed action would allow for a higher use of the property (commercial, retail, auto repair, motor vehicle sales), but not allow agricultural, airports, residential uses, mineral extraction and processing, parks and recreational facilities, bed & breakfasts, or cemeteries.

Table 2 Allowed Use Comparison.

Zoning Matrix		
Conforming Use	Limited Open Space	General Commercial
Aviation		
Airports, landing fields, and heliports	EPF	
Government and Education		
Fire stations	C	P
Government facilities		C
Libraries		P

Preschools	C	C
Schools	C	C
State educational facilities including colleges, community colleges, and universities, ten acres in size or larger		EPF
Health Services		
Clinics, health services		P
Hospitals		EPF
In-patient facilities, including substance abuse and mental health facilities		C
Industrial Uses		
Animal shelters		C
Animal slaughtering, processing, and/or incidental rendering	S	S
Cement manufacturing	S	
Fabrication shops		C
Mineral extraction	S	
Processing of sand, gravel, rock, black soil, and other natural deposits	S	
Tow truck operations		C
Warehouses		P
Infrastructure/Utilities		
Electrical transmission lines of higher voltage than 115 kV, in existing corridors	P	P
Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C
Regional transit stations, including bus, train, and other high-capacity vehicle bases	EPF	EPF
Sewer treatment plants/facilities	EPF	
State and regional transportation facilities including highways of statewide significance	EPF	EPF
Utility services	P	P
Parks/Recreation		
Parks and recreation facilities	C ⁴	
Parks, RV	C	C
Public stables	C	
Residential and Associated Uses		
Dwellings, duplex		
Dwellings, farm worker	A	A
Dwellings, mobile home/manufactured home	P	
Dwellings, single-family	P	
Group homes, Type 1	P	

Group homes, Type 2	C ²	
Halfway houses	EPF	
Nursing and/or convalescent homes		C
Retail and Commercial		
Art galleries		P
Bakeries		P
Breweries, micro		P
Coffee shops		P
Convenience stores		P
Department stores		P
Drug store/pharmacy		P
Garden produce	P	P
Greenhouses, retail	P	P
Grocery stores		P
Hardware store 1		P
Hardware store 2		P
Home improvement centers		P
Lumber yards		P
Motor vehicle sales facility		P
Restaurants		P
Retail stores		P
Secondhand stores		P
Taverns		P
Tool sales and rental		P
Service		
Amusement facilities		P
Auto repair, minor		P
Auto repair, major		P
Banks		P
Bed and breakfasts	C	
Car washes		P
Cleaning establishments		P
Clubs		P
Clubs, fitness	P	P
Day care centers	C ¹	C ¹
Fix-it shops		P
Kennels		C
Locksmiths		P
Motels		P
Print shops		P

Professional offices		P
Religious institution	C	P
Service establishments		P
Service stations		P
Veterinary clinics/animal hospitals		C
Other		
Agricultural uses	P	
Cemeteries	C	
Hazardous/dangerous waste facilities		EPF
Mortuaries		P
Parking lots		A
Shooting ranges (indoor)		P
Solid waste handling and/or transfer facilities		EPF

Table 3 Bulk Requirement Comparison

	GC	LOS
Minimum Lot Size	NA	5 acres
Minimum Lot Width	NA	70
Maximum Lot Coverage¹	100%	30%
Maximum Building Height	35 – 45	35
Front Yard Setback	20	50' from arterials 25' other streets
Side Yard Setback^{2,3}	IBC/IFC	25
Rear Yard Setback²	IBC/IFC	25
Landscape Buffer	5 ft. perimeter / 20 ft. residential	5

Mitigating Measures

Potential land use impacts will be mitigated by complying with critical area regulations, zoning regulations, and performance standards contained in the Monroe Municipal Code.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

Possible changes in the character of land use.

Impacts of Alternatives

No Action: This alternative would not change the land uses allowed in the project area.

Aesthetics

Affected Environment

Land within the project area is currently used for agricultural and residential purposes. The area immediately adjacent to the project area to the north is residential with lot sizes ranging from 0.5 acres to 1.78 acres. The homes in this residential area are located approximately 100 to 120 feet above the project area and 200 to 300 feet horizontal from the north property line of the project area parcels. Located immediately south of the project area is the US 2 right-of-way and the Burlington Northern Santa Fe railroad tracks. The property to the south of the railroad tracks is agricultural land and the Skykomish River.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may convert pasture land to developed land. This would change the visual character of the property and change views from the residences on the ridge above the project area. Potential development would also result in an increased awareness of commercial activity for motorists along US 2.

Mitigating Measures

A variety of measures would be used to lessen visibility and soften the impact of the potential development. Measures would include vegetation buffers, architectural treatment of structures, and screening of glare.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Future potential development would cause a change in views from residential properties located to the north and for motorists on US 2.

Impacts of Alternatives

No Action: This alternative would potentially have less impact on aesthetics than the proposal because of the generally less intense use of the land. However, a number of uses currently

allowed either outright or as a conditional use (fitness club, animal slaughtering) would also impact the aesthetics of the area.

Light & Glare

Affected Environment

Land within the project area is currently used for agricultural and residential purposes. The area immediately adjacent to the project area to the north is residential with lot sizes ranging from 0.5 acres to 1.78 acres. The homes in this residential area are located approximately 100 to 120 feet above the project area and 200 to 300 feet horizontally from the north property line of the project area parcels. Located immediately south of the project area is the US 2 right-of-way and the Burlington Northern Santa Fe railroad tracks. The property to the south of the railroad tracks is agricultural land and the Skykomish River.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may include installation of onsite light for operation and security purposes. This lighting may cause glare and light intrusion onto adjacent properties.

Mitigating Measures

Potential impacts of light spill and glare can be mitigated by shielding of light and glare sources and complying with Monroe Municipal Code Chapter 15.15 Lighting Standards.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Future development may increase glare and light spill onto adjacent properties and cause a lightening of the night sky.

Impacts of Alternatives

No Action: This alternative may have less impact in regards to light and glare than the generally less intensive land use allowed. However, a number of uses currently allowed either outright or as a conditional use (fitness club, religious institution), would have similar lighting issues.

Transportation

Affected Environment

Access to the project area is from US 2, a two-lane limited access highway with a speed limit of 55 miles per hour. The estimated 2011 average daily trips in both directions is 19,000 vehicles per day (State of Washington Department of Transportation, 2010). The five single family houses located on Parcel F generate an estimated 47 trip ends per day, five of which occur during the pm peak. This section of US 2 also has a significant history of motor vehicle collisions.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may increase the number of cars entering and exiting US 2 from the Project Area. At the high end of potential development would be a 150,000 square foot discount club. Such a potential development could generate 8,000 trips on a Saturday with an average daily trip generation of 6,270 trip ends and a pm peak trip generation of 636 trip ends.

Mitigating Measures

As this section of US 2 is located outside of the corporate limits of the City of Monroe, access for future development is required to be permitted by the Washington State Department of Transportation. Ramin Pazooki, Local Agency and Development Services Manager for the Northwest Region, has stated that future development access must be consolidated to a single point for the entire project area (FR 14 on WSDOT's "Westwick Road to North Monroe Interchange" plans). If warranted by traffic volumes, access to US 2 from FR14 would be by roundabout rather than traffic control signal (Pazooki, 2011).

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Future development will increase traffic volumes on US 2.

Impacts of Alternatives

No Action: This alternative would most likely have less of an impact on transportation than the preferred alternative. However, the current land use designation and short plat allows for four additional single family houses and a 600 seat church building. This development would add an additional 45 pm peak trips to US 2 on an average day and up to 935 trips on Sunday.

Public Services

Affected Environment

The project area lies within the service area of Snohomish County Fire Protection District #3. The nearest fire protection facility is located at 163 Village Court, approximately two miles from the project area. There currently is no municipal water service in the project area to provide fire flow.

Police service to the project area is provided by the City of Monroe Police Department. The Police Station is located approximately two miles from the project area.

Significant Impacts

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be

allowed with the changed land use designation and concomitant rezone may increase demands for police services, fire suppression services, and emergency medical services. However, the expected scope of potential development is not likely to increase the need for additional staffing or equipment.

Due to the lack of fire flow in the project area it is unlikely that significant development could occur without the installation of a water supply.

Mitigating Measures

Fire impacts of potential future development can be mitigated by complying with building, fire, and life safety codes, establishing a sufficient water supply for the buildings constructed, and constructing access roads to support fire vehicles. Tax revenues generated by the development would be available for any increased cost of inspections and routine services.

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Development within the project area will increase demand for police service, fire protection services, and emergency medical services.

Impacts of Alternatives

No Action: This alternative would likely have less impact on public services than the proposal because of the generally less intensive development of the area.

Utilities

Affected Environment

Water

The project area is not currently served by a municipal water supply. It is assumed that an on-site water well provides the domestic water supply for the current five residential units located on Parcel F.

Sanitary Sewer

The project area is not currently served by a municipal sanitary sewer collection system. It is assumed that the five existing residential units on Parcel F are served by on-site sewage disposal systems.

Stormwater

No municipal stormwater facilities are currently located in the project area. Stormwater currently infiltrates into the ground or flows to the oxbow slough located in the project area.

Significant Impacts

Water

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may increase the demand on the City of Monroe Water System. There is currently sufficient capacity to serve most allowed uses in the General Commercial zoning district.

If a connection to the City of Monroe water system is desired or required for future development, the connection point to the existing system is located near the intersection of US 2 and East Main Street and would require at least the installation of approximately 1.15 miles of water main with a minimum size of eight inches.

Sanitary Sewer

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may increase the demand on the City of Monroe Wastewater Collection System and Wastewater Treatment Plant. There is currently sufficient capacity to serve most allowed uses in the General Commercial zoning district.

If a connection to the City of Monroe Sanitary Sewer System is desired or required by future development, the point of connection to the existing system is located near the intersection of US 2 and East Main Street. Due to topography a sewer lift station would need to be installed in the project area and a force main then installed adjacent to US 2 to the connection point with the existing system.

Stormwater

The proposed action is a change in the comprehensive land use designation and concomitant rezone of the project area from limited open space to general commercial. This action in and of itself does not have any environmental impacts. Potential future development actions that will be allowed with the changed land use designation and concomitant rezone may increase the amount of stormwater runoff generated in the project area. However, as stormwater must be handled on-site, this increase will not impact the capacity of infrastructure requirement of the City Stormwater Utility. A slight increase in staff time to inspect and monitor the future on-site systems is expected.

Mitigating Measures

Future development within the project area will be required to supplement or amend this environmental impact statement when more specific development actions are proposed. All development not allowed in the current land use designation and zoning classification will not be allowed to be categorically exempt and will have to undergo further environmental review.

Water

Water system impacts from future development can be mitigated by compliance with City of Monroe construction standards and state regulations for water system improvement construction, and payment of water capital improvement fees.

Sanitary Sewer

Sanitary sewer system impacts from future development can be mitigated by compliance with City of Monroe construction standards and state regulations for sewer system improvement construction, and payment of wastewater system capacity expansion fees.

Stormwater

Mitigation measures include construction of on-site stormwater management systems in compliance with the Washington State Department of Ecology Stormwater Management Manual for Western Washington and the use of best management practices for future operations. Revenue from monthly stormwater fees will defray the cost of increased inspection and monitoring.

Unavoidable Adverse Impacts

The proposed action itself has no unavoidable adverse impacts. Future development may impact utilities in the following ways:

Water

Increased demand for water supply.

Sanitary Sewer

Increased demand for sewage disposal.

Stormwater

Increased monitoring and inspection of stormwater facilities.

Impacts of Alternatives

No Action: This alternative would have less impact on utilities than the proposal. The project area does not currently utilize the services of the local water, sewer, or stormwater utilities. However, a number of uses that are allowed either outright or as a conditional use would necessitate connection to the utility systems.

APPENDICES.

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Distribution List

City of Monroe

Elected Officials

Mayor

Robert G. Zimmerman

City Council

Kurt Goering

Patsy Cudaback

Tom Williams

Jim Kamp

Ed Davis

Jason Gamble

Kevin Hanford

Planning Commission

Paul Loots

Dave Demarest

Bridgette Tuttle

Bill Kristiansen

Wayne Rodland

Jeff Sherwood

City Administrator

Police Chief

Finance Director

Parks & Recreation Director

Planning & Permitting Manager

Operations & Maintenance Manager

Economic Development Manager

Deputy City Clerk

Other Agencies

Local

Snohomish County Fire Protection District #3

Snohomish County Planning Department

Snohomish Health District

Monroe School District

Sno-Isle Library District (Monroe Branch)

Snohomish County Public Utility District

State

Department of Commerce

Department of Transportation

Department of Ecology

Department of Natural Resources

Department of Fish and Wildlife

Tribal

Tulalip Tribes

Federal

Federal Emergency Management Agency, Region X

Environmental Protection Agency, Region X
National Marine Fisheries Service
Army Corps of Engineers
U. S. Fish and Wildlife Service

Utilities

Frontier Communications
Puget Sound Energy
Allied Waste

Media

Monroe Monitor
Everett Herald
City of Monroe Website

Other Groups and Individuals

Lowell Anderson
Joshua Freed
Heritage Baptist Church
Jeffery Rogers
People for the Preservation of Tualco Valley
Douglas Hamar
Alan Miller